



DELBERT HOSEMAN
Secretary of State

RFP 06-06-13- LEASE

AMENDMENT 1

TO: VENDORS
FROM: PHIL CUMBERLAND
DATE: JUNE 11, 2013

1	3.1	The proposed space must be within short walking distance of the Heber Ladner Building, 401 Mississippi Street, Jackson Mississippi, and space shall be on Capitol Street from Farish Street east to State Street, and one (1) block either side thereof.
2	3.3	Proposed space must offer the minimum space and configuration or include lessor build-out to accommodate MSOS needs as stated in this Request for Proposal including but not limited to all necessary construction, ducts, sprinkler heads.
3	3.5.1	Size: Minimum of 25,000 rentable square feet with expansion space of 5,000 rentable square feet available for future use if needed.
4	3.5.2.1.1	Current office layout consists of 57 offices, 40 cubicles, 6 work areas, 4 conference rooms, lounge per building floor, 7 storage rooms, 1 data room, and 1 mail room.
5	3.5.5	Parking: Parking must be included in the proposal rate. Parking preferably enclosed, and must be available for a minimum of 100 agency staff attached to or in immediate proximity of the proposed space plus 3 to 5 curb side parking spaces available for guests/clients.
6	3.5.2.4.1	A panic/help button must be located in first floor receptionist location.
7	3.5.2.8	Ceilings must be a minimum of nine (9) feet tall and ceiling tiles must be two (2) feet by two (2) feet.

8	3.5.2.9	Leased space must have four (4) inch base molding and crown molding.
9	3.5.2.10	Thermostats must be controlled by individual areas.
10	3.5.2.11	Wall color of space must be suitable to tenant preferences.
11	3.5.2.12	Area exiting elevators: we prefer blue tile floor covering and wall color to coordinate with agency seal.
12	3.5.2.13	Must include demising walls from floor to deck above for sound proofing and security purposes.
13	3.5.6	Restrooms: At a minimum one (1) men's restroom and one (1) women's restroom per floor, open to the public and ADA compliant. Number of stalls for the men's restroom must be five (5) stalls and two (2) urinals, and women's restroom must have six (6) stalls and extra vanity area.
14	3.5.8	Signage: Must be included in the proposal rate.
15	3.5.8.1	Must install signage at street level on each side of the building to insure visibility to guests/clients.
16	3.5.8.2	If space is in multiple tenant building and/or floor, there must be signage in the reception/security area and signage at each level to accommodate and direct guest/clients.
17	3.5.8.3	Must install a monument sign where guests/clients would enter the building.
18	3.5.11.3	HAVC (2) 5-ton units . Air distribution within the DC is designed so cool air is supplied from the ceiling and from below the raised tile floor to maintain a constant 68-70 degree 0humidity environment. All HVAC systems are regularly maintained as part of a service agreement, including 24x7 emergency services.
19	3.5.11.8.1	Generator- fueled by 500 gallon diesel or natural gas generator capable of handling Data center power requirements on a 10 second pick up when power failure happens.
20	3.5.12.2	Dedicated elevator for MSOS staff with security system within the elevator to block unauthorized visitors from entering MSOS floors.